

IN RE: PETITION FOR VARIANCE  
NEC Liberty Road & Langrehr Rd.  
8140 Liberty Road  
2nd Election District  
2nd Councilmanic District  
Legal Owners:  
George R. Harrison, et ux  
Lessee: American PCS, L.P.  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE No. 96-85-A

\*\*\*\*\*


ORDER OF DISMISSAL

WHEREAS, the subject Petitioner filed a Petition for Variance requesting variances from Sections 238.2 and 426.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 17 ft. for a wireless transmitting and receiving facility, in lieu of the required 30 ft.; and to allow a wireless transmitting and receiving facility within 94 ft. of a residential zone (D.R.5.5) in lieu of the required 200 ft.; and,

WHEREAS, a hearing on this matter was scheduled on October 12, 1995 at 9:00 A.M. before the Zoning Commissioner; and

WHEREAS, a letter was received on September 20, 1995 from Mr. Robert E. Morelock, Project Manager, Daft, McCune, Walker, Inc. requesting withdrawal of the variance petition for the above noted address.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 23rd day of October, 1995 that the Petition for Variance filed herein, be and the same is hereby DISMISSED without prejudice.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 20, 1995

Christine K. McSherry, Esquire  
Whiteford, Taylor and Preston  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204-4515

RE: Case No. 96-85-A  
Petition for Variance  
Legal Owner: George R. Harrison, et ux  
Lessee: American PCS, L.P., Petitioner  
Property: 8140 Liberty Road

Dear Ms. McSherry:

Attached hereto please find an Order of Dismissal regarding the above captioned matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

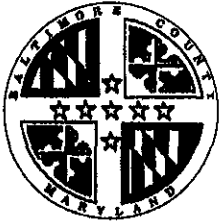
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

att.

cc: Margaret A. Ruggieri, Esquire  
Robert E. Morelock, Project Manager, Daft, McCune, Walker, Inc.





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 8140 Liberty Road

96-85-A

which is presently zoned B.R. - CSA  
(B.R. - AS)

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (s)

238.2 To permit a side yard setback of 17 feet for a wireless transmitting and receiving facility in lieu of the required 30 feet.

426.1B To allow a wireless transmitting and receiving facility within 94 feet of a residential (D.R. 5.5) zone in lieu of the required 200 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Margaret A. Ruggieri, Esquire  
for American PCS, L.P.  
(Type or Print Name)

*Margaret A. Ruggieri*  
Signature

One Democracy Center, 6901 Rockledge Drive  
Address

Bethesda, MD 20817

City State Zipcode

Attorney for Petitioner:

Christine K. McSherry  
(Type or Print Name)

*Christine K. McSherry*  
Signature

c/o Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue

832-2000

Towson, MD 21204  
Address Phone No. City State Zipcode

Legal Owner(s):

George R. Harrison  
(Type or Print Name)

*George R. Harrison*  
Signature

Dorothea Harrison  
(Type or Print Name)

*Dorothea Harrison*  
Signature

8140 Liberty Road

N/A

Address Phone No.

Baltimore, MD 21244

City State Zipcode

Name, Address and phone number of representative to be contacted.

Christine K. McSherry

c/o Whiteford, Taylor & Preston

210 W. Pennsylvania Avenue 832-2000  
Address Phone No.

Towson, MD 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

Zoning Administration  
& Development Management

Description

96-85-A

to Accompany Petition for Zoning Variance

0.21 Acre Parcel

George R. and Dorothea Harrison Property

Northeast Side of Liberty Road

Southeast Side Langrehr Road

Second Election District, Baltimore County, Maryland

**DMW**

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &amp;

Environmental Professionals

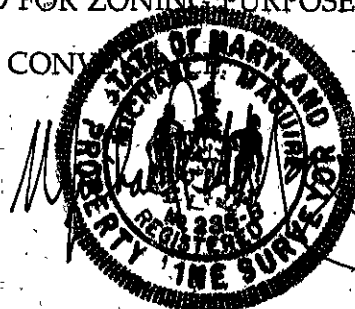
Beginning for the same on the northeast side of Liberty Road, 66 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Liberty Road with the centerline of Langrehr Road, 30 feet wide, (1) Southeasterly along the centerline of Liberty Road 15 feet, more or less, thence at a right angle to said Liberty Road (2) Northeasterly 33 feet, more or less, to the point of beginning, thence leaving said point of beginning and running and binding on the southeast side of said Langrehr Road, (1) North 28 degrees 03 minutes East 150.00 feet, thence leaving the aforesaid Langrehr Road and running the two following courses and distances, viz: (2) South 61 degrees 57 minutes East 62.00 feet, and thence (3) South 28 degrees 03 minutes West 150.00 feet to intersect the aforesaid northeast side of Liberty Road, thence running and binding thereon, (4) North 61 degrees 57 minutes West 62.00 feet to the point of the beginning;.

Containing 0.21 of an acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 24, 1995

Project No. 94161.56 (L94161.56)



# CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 19 95

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

**THE JEFFERSONIAN,**

*A. Henrichson*

**LEGAL AD. - TOWSON**

~~Publication~~

## NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-85-A (Item 88)  
B140 Liberty Road  
NEC Liberty Road and Langrehr Road

2nd Election District  
2nd Councilmanic  
Legal Owner(s): George R. Harrison and Dorothea Harrison

Petitioner/Lessee:  
American PCS, L.P.  
Hearing: Thursday

October 12, 1995 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a side yard setback of 17 feet for a wireless transmitting and receiving facility in lieu of the required 30 feet; and to allow a wireless transmitting and receiving facility within 94 feet of a residential zone.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or hearing, Please Call 887-3391.  
9/17/95 Sept. 21

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 6 BY JLL  
004905

DATE 8/24/95 ACCOUNT R0016150

96-85-A AMOUNT \$ 285.00

RECEIVED FROM: AMERICAN P.C.S.

PAET. HARRISON  
8140 LIBERTY RD PD. BY AMERICAN PCS  
FOR: CODE 020 COMM VAR FILING 250.00

" " 080 1 SIGN POSTING 35.00  
01A01H0038MICHRC \$285.00  
B4 C010107AM08-24-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 86

Petitioner: Harrison

Location: 8140 Liberty Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DAFT McCUNE WALKER

ADDRESS: 200 E. Pennsylvania Ave

Towson MD 21206

PHONE NUMBER: 296-3333

AJ:ggs

(Revised 04/09/93)

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY  
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

Daft McCune Walker, Inc.  
200 E. Pennsylvania Avenue  
Towson MD 21286  
296-3333

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-85-A (Item 86)  
8140 Liberty Road  
NEC Liberty Road and Langrehr Road  
2nd Election District - 2nd Councilmanic  
Legal Owner: George R. Harrison and Dorothea Harrison  
Petitioner/Lessee: American PCS, L.P.  
HEARING: THURSDAY, OCTOBER 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a side yard setback of 17 feet for a wireless transmitting and receiving facility in lieu of the required 30 feet; and to allow a wireless transmitting and receiving facility within 94 feet of a residential zone

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-85-A (Item 86)

8140 Liberty Road

NEC Liberty Road and Langrehr Road

2nd Election District - 2nd Councilmanic

Legal Owner: George R. Harrison and Dorothea Harrison

Petitioner/Lessee: American PCS, L.P.

HEARING: THURSDAY, OCTOBER 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a side yard setback of 17 feet for a wireless transmitting and receiving facility in lieu of the required 30 feet; and to allow a wireless transmitting and receiving facility within 94 feet of a residential zone

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: George and Dorothea Harrison  
Whiteford, Taylor & Preston  
American PCS, L.P.  
Daft McCune Walker, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 5, 1995

Christine K. McSherry  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avednue  
Towson, MD 21204

RE: Item No.: 86  
Case No.: 96-85-A  
Petitioner: G. R. Harrison, et ux

Dear Ms. McSherry:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Sept. 15, 1995  
Zoning Administration and Development Management

FROM: *PWB* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for September 11, 1995  
Item No. 086

The Development Plans Review Division has reviewed the subject zoning item. Langrehr Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

If Lot #80 is residentially used, then a landscape buffer 10 feet wide should be provided on the proposed development side of the shared property line. This buffer must conform with the Landscape Manual requirements.

Public roads cannot be used as maneuvering area for parking spaces. Adequate onsite parking shall be provided.

RWB:sw

RECEIVED  
SEP 15 1995



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoﬀ  
Administrator

9-12-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 086 (JLL)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

*[Handwritten signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91<sup>13</sup>

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey M. Long*

Division Chief:

*Carol Kerns*

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

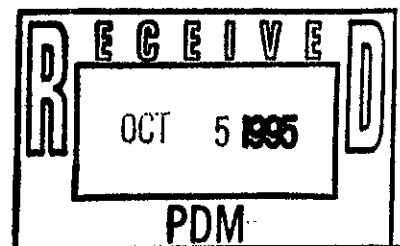
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,  
90, 91 AND 92. A

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



## PETITION PROBLEMS

### #86 --- JLL

1. Need authorization for person signing for contract purchaser.

### #88 --- JLL

1. Notary section is incomplete.

### #89 --- CAM

1. Need authorization for person signing for legal owner.

### #90 --- CAM

1. Need authorization for person signing for contract purchaser.
2. Who signed for attorney?

Wade Roberts

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: August 24, 1995

TO: Hearing Officer

FROM: John L. Lewis  
Planner II, PDM

SUBJECT: Item #86  
8140 Liberty Road

Advised applicant at filing DRC exemption request must be made for  
this structure.

JLL:scj



4453-98-09

9/21/95  
✓  
JTB

September 19, 1995

Arnold Jablon  
Director of Permits and Development Management  
111 W. Chesapeake Ave.  
Towson, MD 21204



re: 8140 Liberty Road  
Case No: 96-85-A (Item 86)

Daft McCune Walker, Inc. Dear Mr. Jablon:

200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 296 3333  
Fax 296 4705

The undersigned, on behalf of the petitioner, American PCS, L.P. wishes to withdraw its variance petition filed for the above noted address. The hearing has been scheduled for Thursday, October 12, 1995 at 9:00 a.m.

Please advise if there is any additional information that you need to withdraw the petition.

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert E. Morelock", is written over the words "Very truly yours,".

Robert E. Morelock  
Project Manager

REM: bap

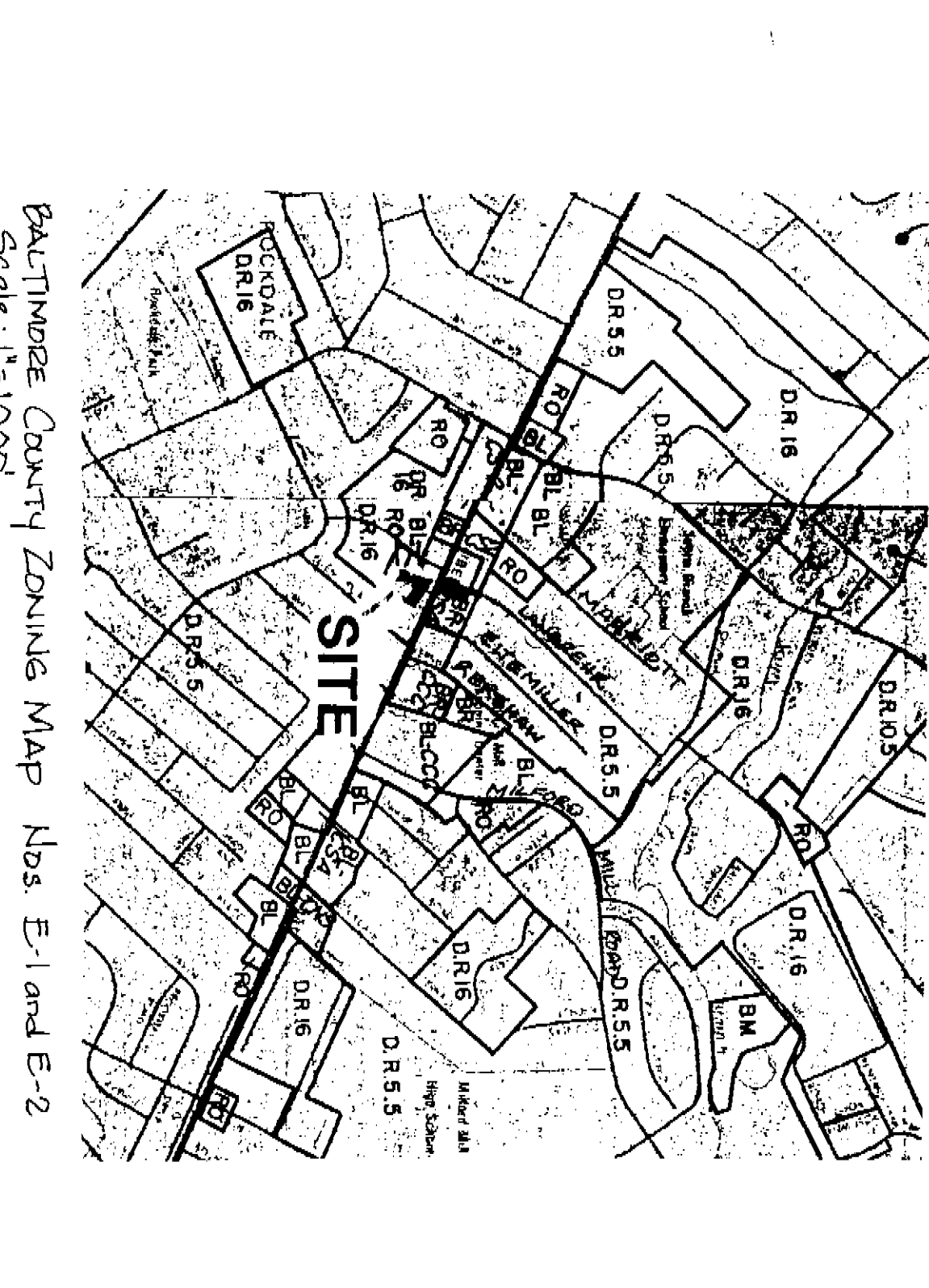
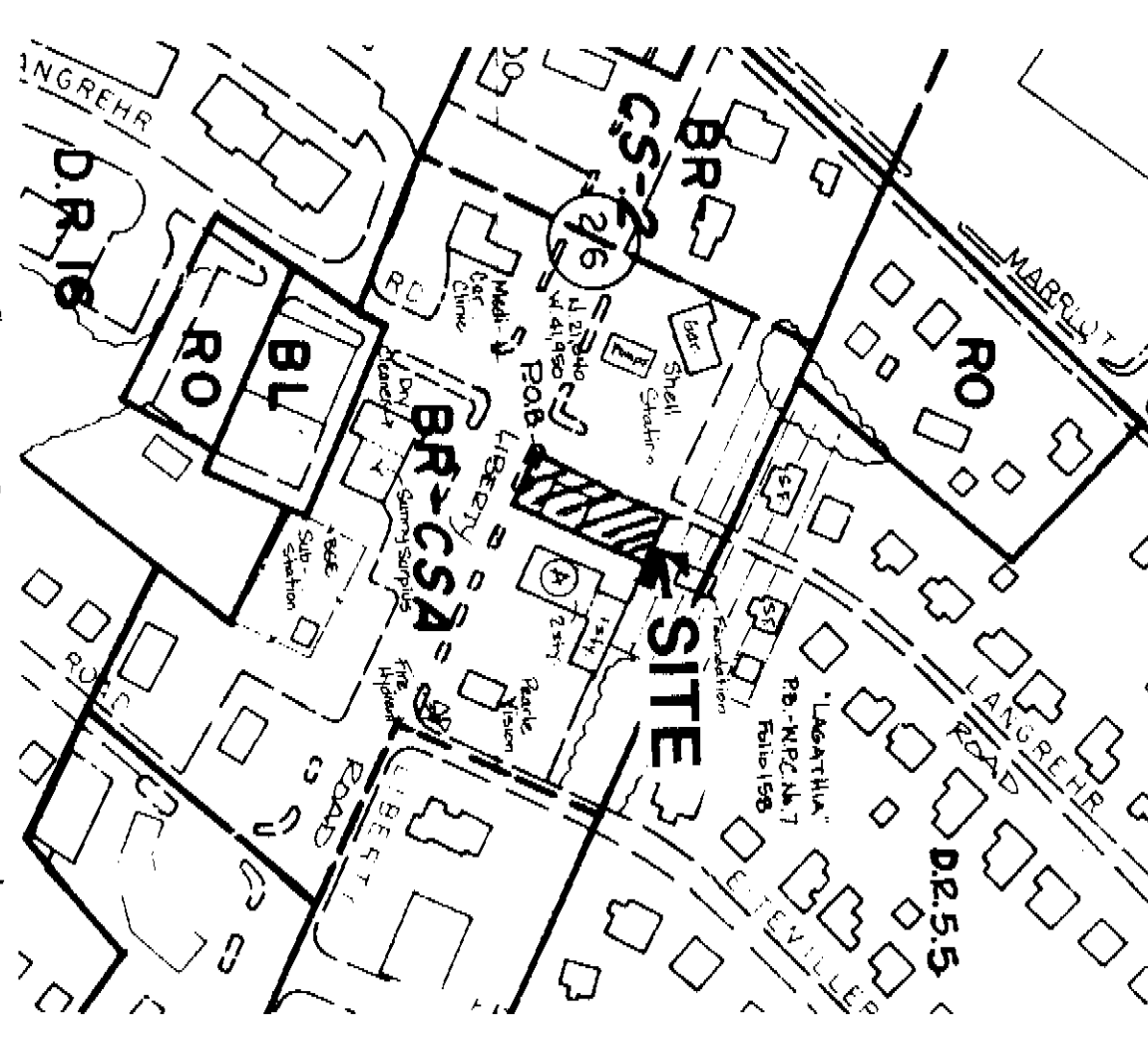
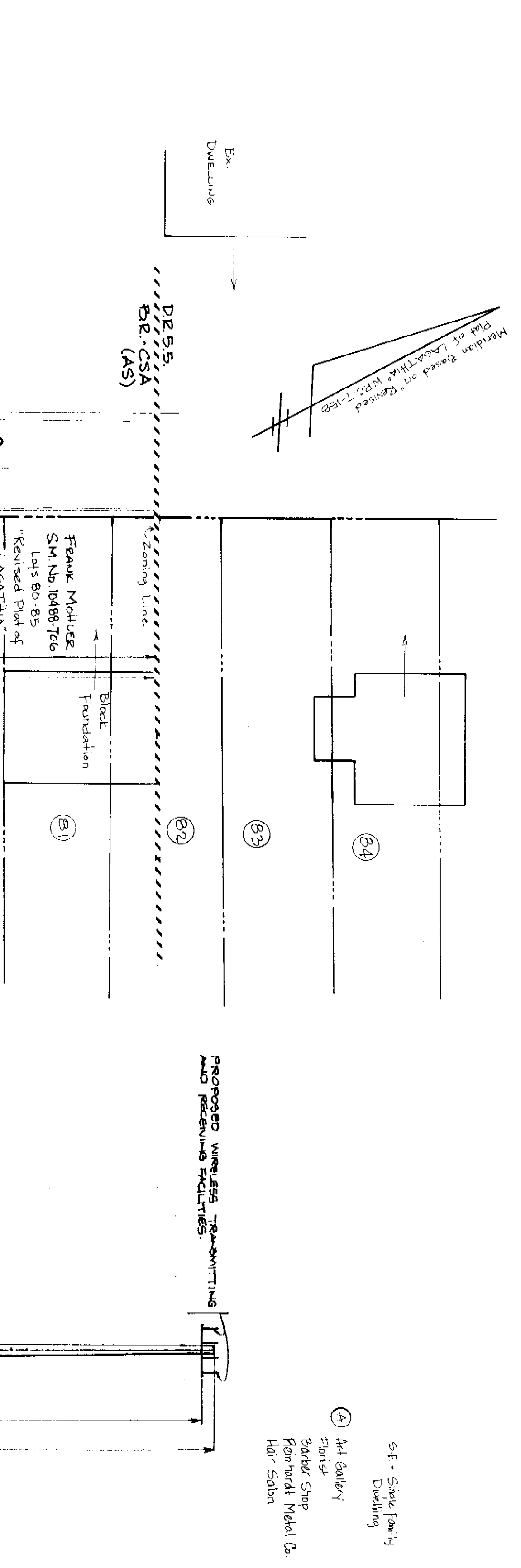
cc: Christine McSherry, Esq.  
Deborah Meaney, Esq.  
Margaret C. Ruggieri, Esq.

RECEIVED

SEP 20 1995

ZADM





**NOTES:**

- Current owner and address: George R. Harrison, 8140 Liberty Road, Baltimore, Maryland 21244
- Contract/lessee: American PCS, L.P., 6901 Rockledge Drive, Suite 600, Bethesda, Maryland 20817
- Site area: 0.21 A.C.
- Existing use: Commercial
- Site Address: 8140 Liberty Road, Baltimore, Maryland 21244
- Site data: Tax map 77, Block 23, parcel 415. Tax Account Nos.: 02-07-000560, Folio 725. Also known as Lots 14, 15 and part of 16. Revised Part of LACATHIA, W.P.C. 7-158. Zoning: BR-CSA (Now BR-AS). Councilmanic District 2

The proposed wireless transmitting and receiving facility will consist of a 150 monopole with 3 pairs of parabolic antennas and two equipment cabinets mounted on a 14' by 6' concrete pad within a 20' by 20' fenced compound.

No water or sanitary utilities are required for the facility.

The information and boundary location shown herein have been compiled from a site plan labeled "Site Plan of 8140 Liberty Road" and dated July 31, 1992 prepared by Leon A. Podolski and Associates, Inc. and dated July 31, 1992. The information is provided "as is" and the accuracy is not guaranteed and is subject to revision.

Environmental protection agency standards and guidelines relating to radiation emissions shall be met at all times.

No additional site or antenna lights are proposed.

There are no new signs proposed for the facility.

Floor area ratio: 0.15

Maximum permitted Floor Area Ratio: 2.0

Antenna open space: N/A

Parking Required: Retail: 5 per 1000 sq. ft. 142,170/1000=142.45= 143

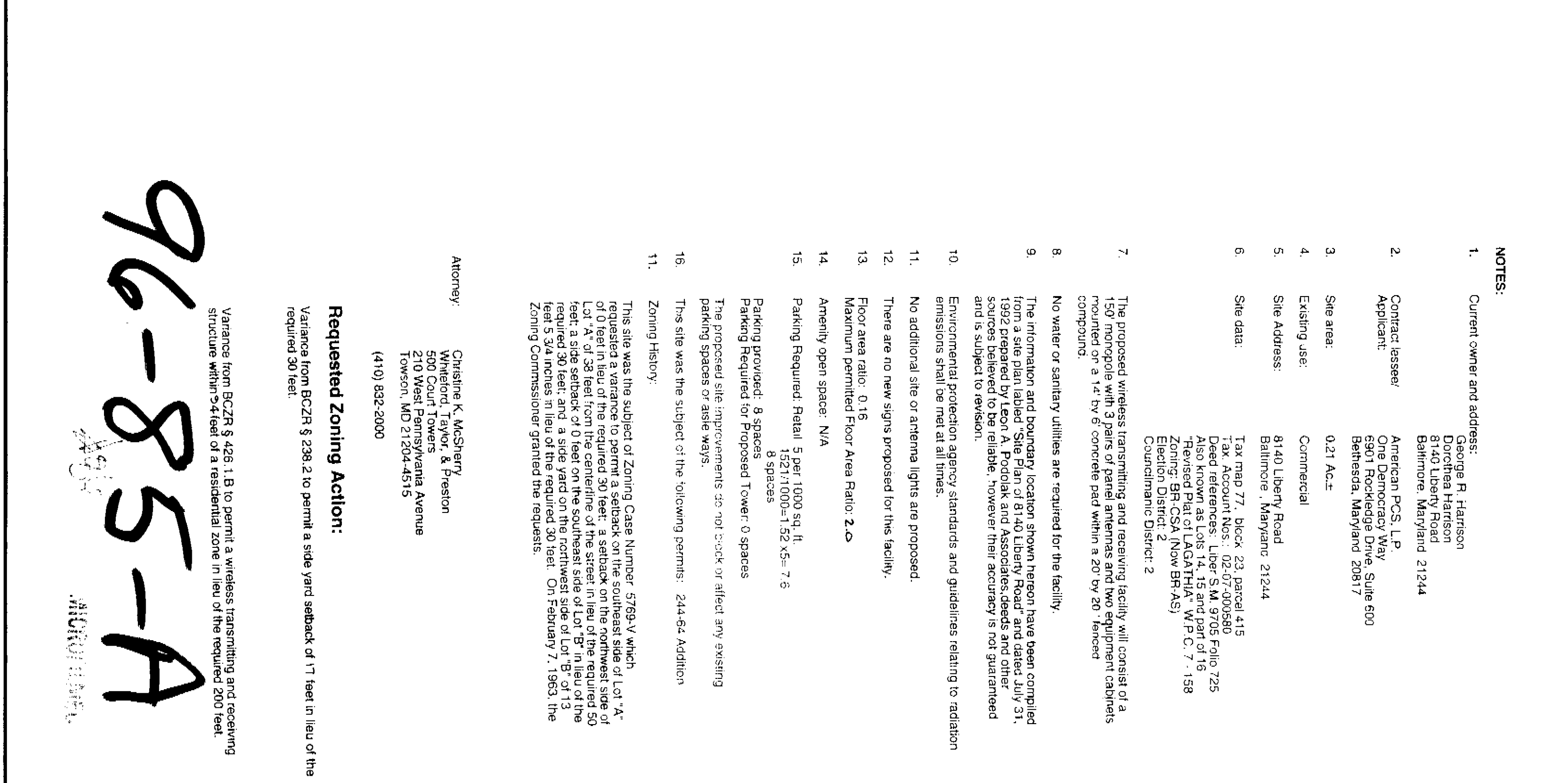
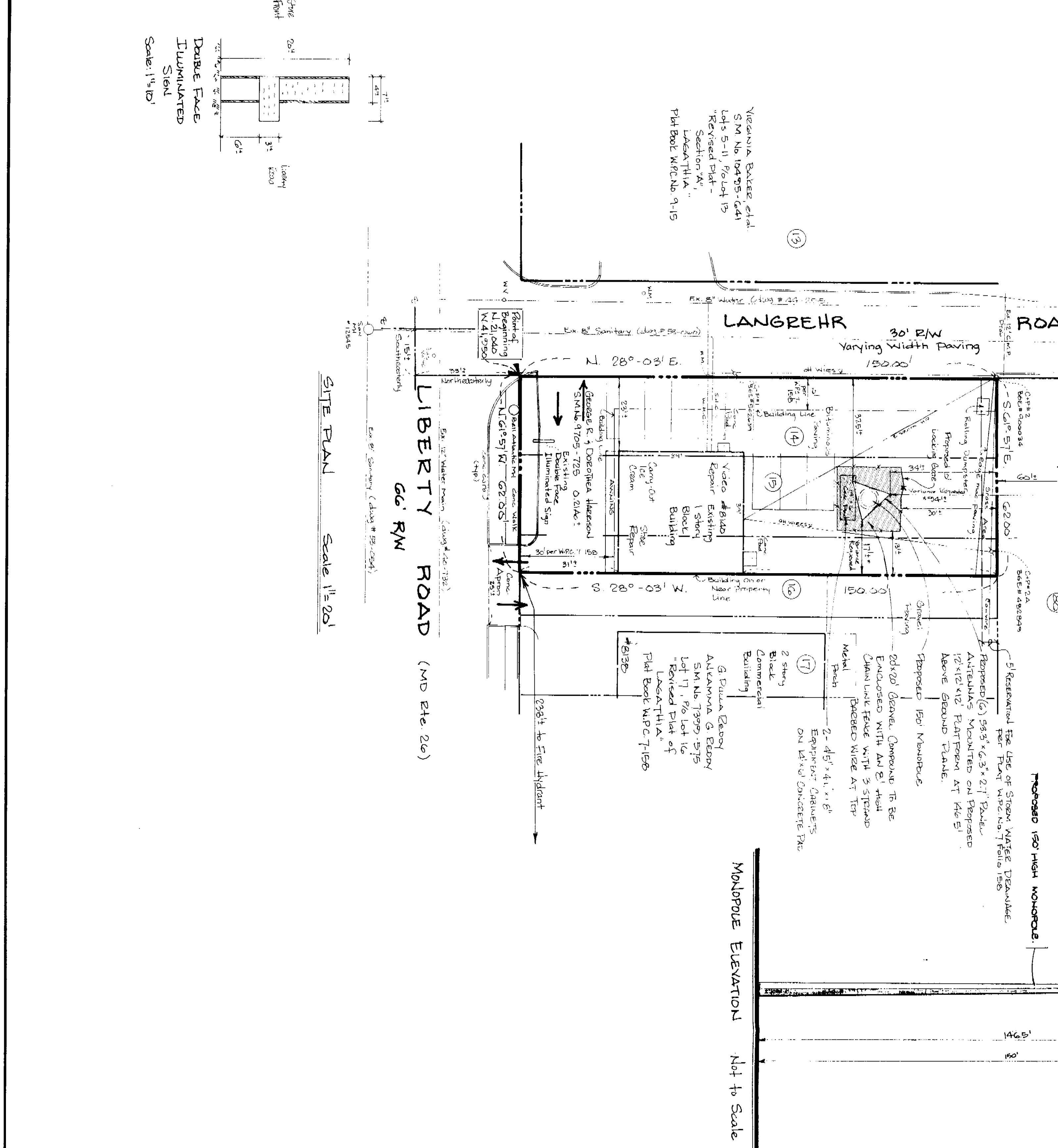
Parking provided: 8 spaces

The proposed site improvements do not block or affect any existing parking spaces or aisle ways.

This site was the subject of the following permits: 244-64 Addition

**Zoning History:**

This site was the subject of Zoning Case Number 5789-V which requested a variance to permit a setback on the southeast side of Lot 14, 15 and part of 16 from the centerline of the street in lieu of the required 50 feet, a side setback of 0 feet on the southeast side of Lot 17, in lieu of the required 30 feet, and a side yard setback of 0 feet. On February 7, 1993, the Zoning Commissioner granted the requests.



**NOTES:**

- Current owner and address: George R. Harrison, 8140 Liberty Road, Baltimore, Maryland 21244
- Contract/lessee: American PCS, L.P., 6901 Rockledge Drive, Suite 600, Bethesda, Maryland 20817
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96-85-A



IN RE: PETITION FOR VARIANCE  
NEC Liberty Road & Langrehr Rd.  
8140 Liberty Road  
2nd Election District  
2nd Councilmanic District  
Legal Owners:  
George R. Harrison, et ux  
Lessee: American PCS, L.P.  
Petitioner

ORDER OF DISMISSAL

WHEREAS, the subject Petitioner filed a Petition for Variance request-  
ing variances from Sections 238.2 and 426.1.5 of the Baltimore County Zon-  
ing Regulations (B.C.Z.R.) to allow a side yard setback of 17 ft. for a  
wireless transmitting and receiving facility, in lieu of the required 30  
ft.; and to allow a wireless transmitting and receiving facility within 94  
ft. of a residential zone (D.R.5.5) in lieu of the required 200 ft.; and,

WHEREAS, a hearing on this matter was scheduled on October 12, 1995 at  
9:00 A.M. before the Zoning Commissioner; and

WHEREAS, a letter was received on September 20, 1995 from Mr. Robert  
E. Morelock, Project Manager, Daft, McCune, Walker, Inc. requesting with-  
drawal of the variance petition for the above noted address.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore Coun-  
ty, this 23rd day of October, 1995 that the Petition for Variance filed  
herein, be and the same is hereby DISMISSED without prejudice.

LES:mmm

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

(410) 887-1356

October 20, 1995

Christine K. McSherry, Esquire  
Whiteford, Taylor and Preston  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204-4515

RE: Case No. 96-85-A  
Petition for Variance  
Legal Owner: George R. Harrison, et ux  
Lessee: American PCS, L.P., Petitioner  
Property: 8140 Liberty Road

Dear Ms. McSherry:

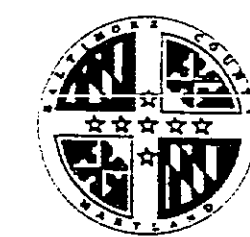
Attached hereto please find an Order of Dismissal regarding the above  
captioned matter.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm

cc: Margaret A. Ruggieri, Esquire  
Robert E. Morelock, Project Manager, Daft, McCune, Walker, Inc.



Petition for Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 8140 Liberty Road

96-85-A which is presently zoned B.R.-CSA (B.R.-AS)

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached  
hereto and made a part hereof, hereby petition for a Variance from Section (s)

238.2 To permit a side yard setback of 17 feet for a wireless transmitting and receiving facility in lieu of the  
required 30 feet.

426.1.5 To allow a wireless transmitting and receiving facility within 94 feet of a residential (D.R. 5.5) zone  
in lieu of the required 200 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or  
practical difficulty)

To be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to  
be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Margaret A. Ruggieri, Esquire  
for American PCS, L.P.

Signature: Margaret A. Ruggieri

One Democracy Center, 6901 Rockledge Drive

Bethesda, MD 20817

City: State: Zipcode:

Christine K. McSherry

Signature: Christine K. McSherry

210 W. Pennsylvania Avenue

Towson, MD 21204

City: State: Zipcode:

8140 Liberty Road

Towson, MD 21244

City: State: Zipcode:

Christine K. McSherry

c/o Whiteford, Taylor & Preston

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Towson, MD 21204



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 5, 1995

Christine K. McSherry  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No.: 86  
Case No.: 96-85-A  
Petitioner: G. R. Harrison, et ux

Dear Ms. McSherry:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 15, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for September 11, 1995  
Item No. 086

The Development Plans Review Division has reviewed the subject zoning item. Langrehr Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

If Lot #80 is residentially used, then a landscape buffer 10 feet wide should be provided on the proposed development side of the shared property line. This buffer must conform with the Landscape Manual requirements.

Public roads cannot be used as maneuvering area for parking spaces. Adequate onsite parking shall be provided.

RWB:ew



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

9-17-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 086 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91<sup>13</sup>

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol Kord*

PK/JL

ITEM62/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW Zoning Agenda:

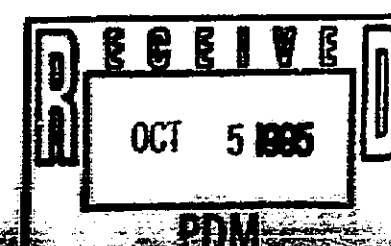
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88, 90, 91 AND 92.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102P

cc: File



PETITION PROBLEMS

#86 -- JLL

1. Need authorization for person signing for contract purchaser.

#88 -- JLL

1. Notary section is incomplete.

#89 -- CAM

1. Need authorization for person signing for legal owner.

#90 -- CAM

1. Need authorization for person signing for contract purchaser.
2. Who signed for attorney?

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: August 24, 1995

TO: Hearing Officer

FROM: John L. Lewis  
Planner II, PDM

SUBJECT: Item #86  
8140 Liberty Road

Advised applicant at filing DRC exemption request must be made for this structure.

JLL:scj

September 19, 1995

Arnold Jablon  
Director of Permits and Development Management  
111 W. Chesapeake Ave.  
Towson, MD 21204

re: 8140 Liberty Road  
Case No: 96-85-A (Item 86)

Dear Mr. Jablon:

The undersigned, on behalf of the petitioner, American PCS, L.P. wishes to withdraw its variance petition filed for the above noted address. The hearing has been scheduled for Thursday, October 12, 1995 at 9:00 a.m.

Please advise if there is any additional information that you need to withdraw the petition.

Thank you.

Very truly yours,

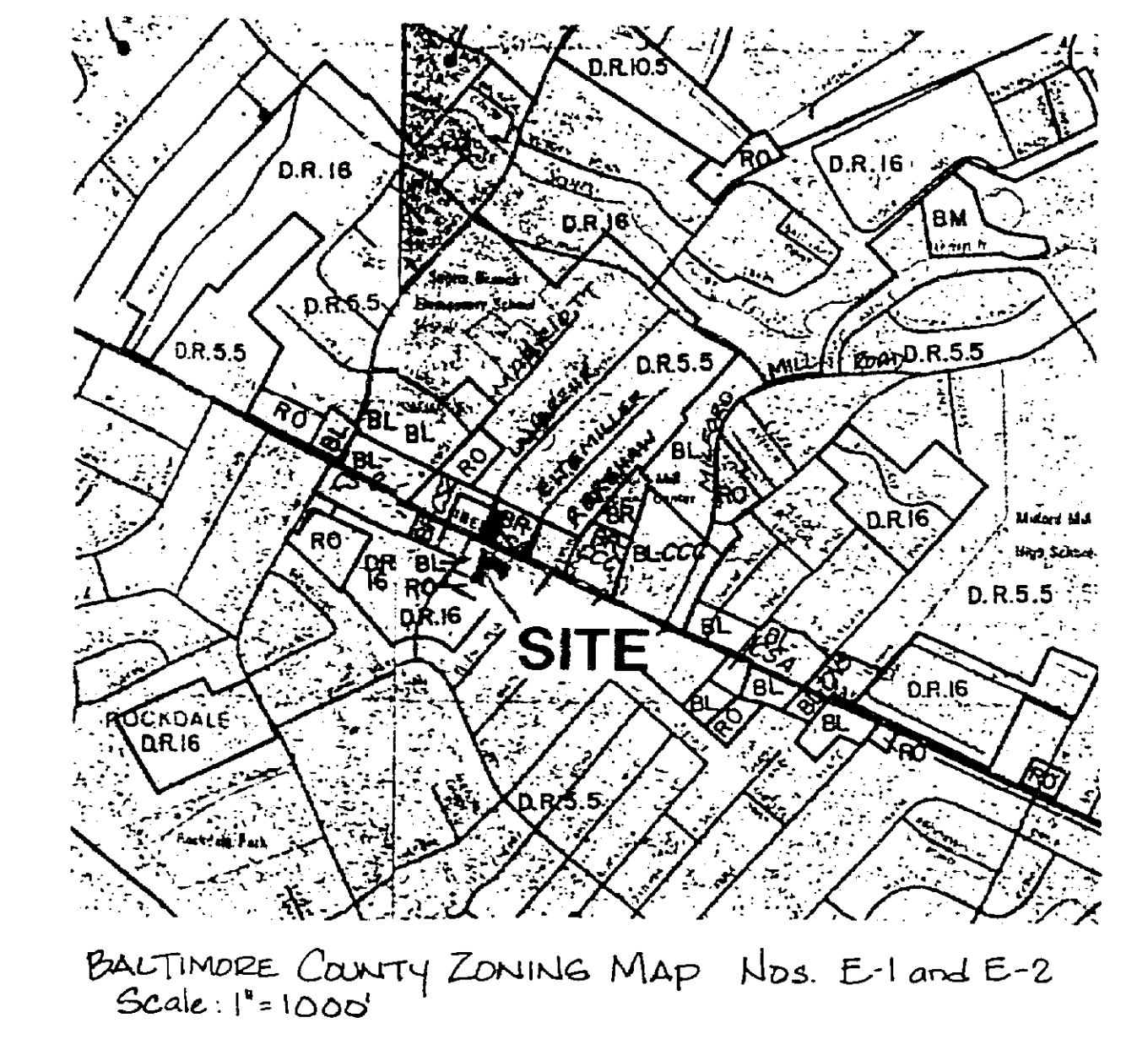
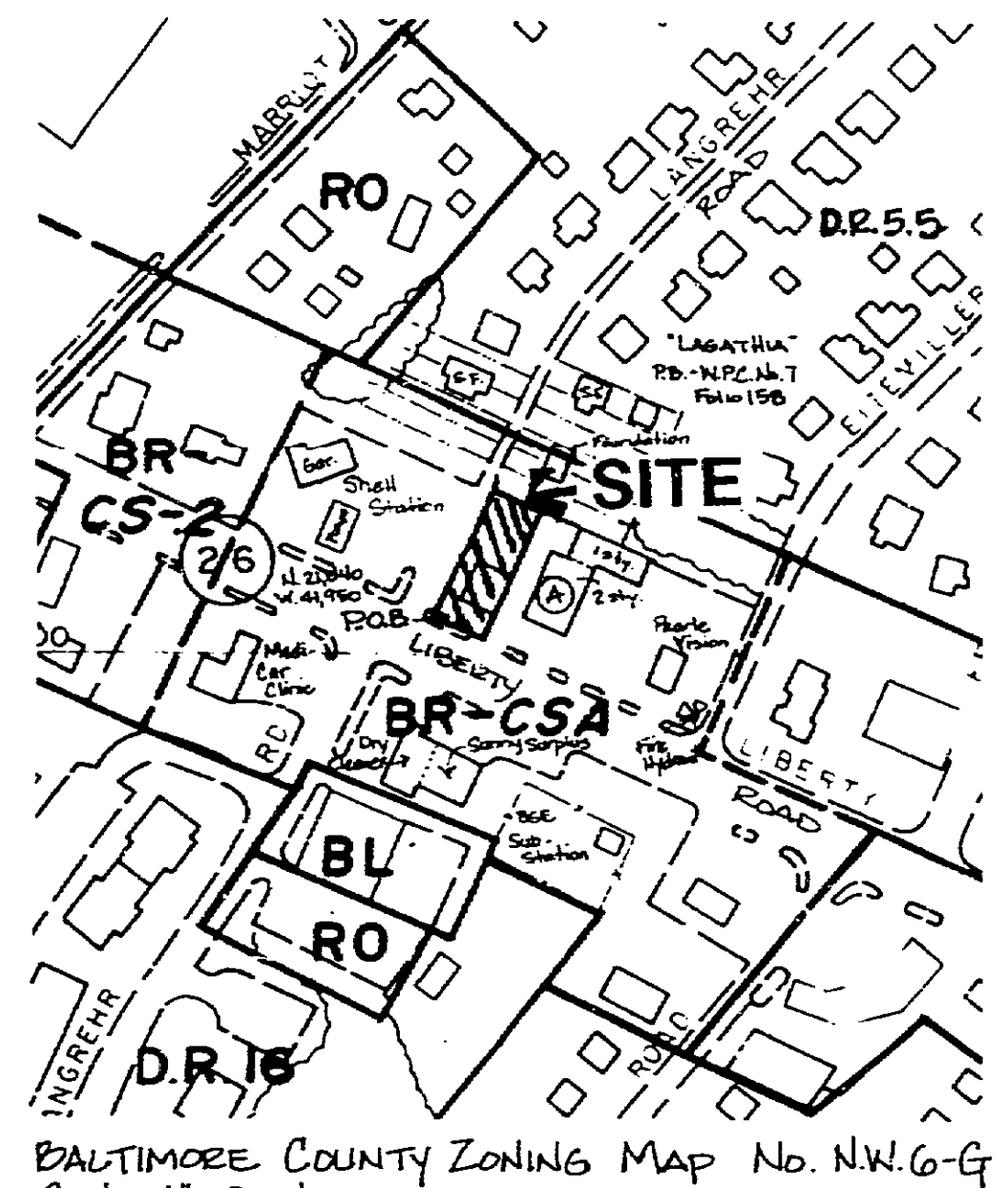
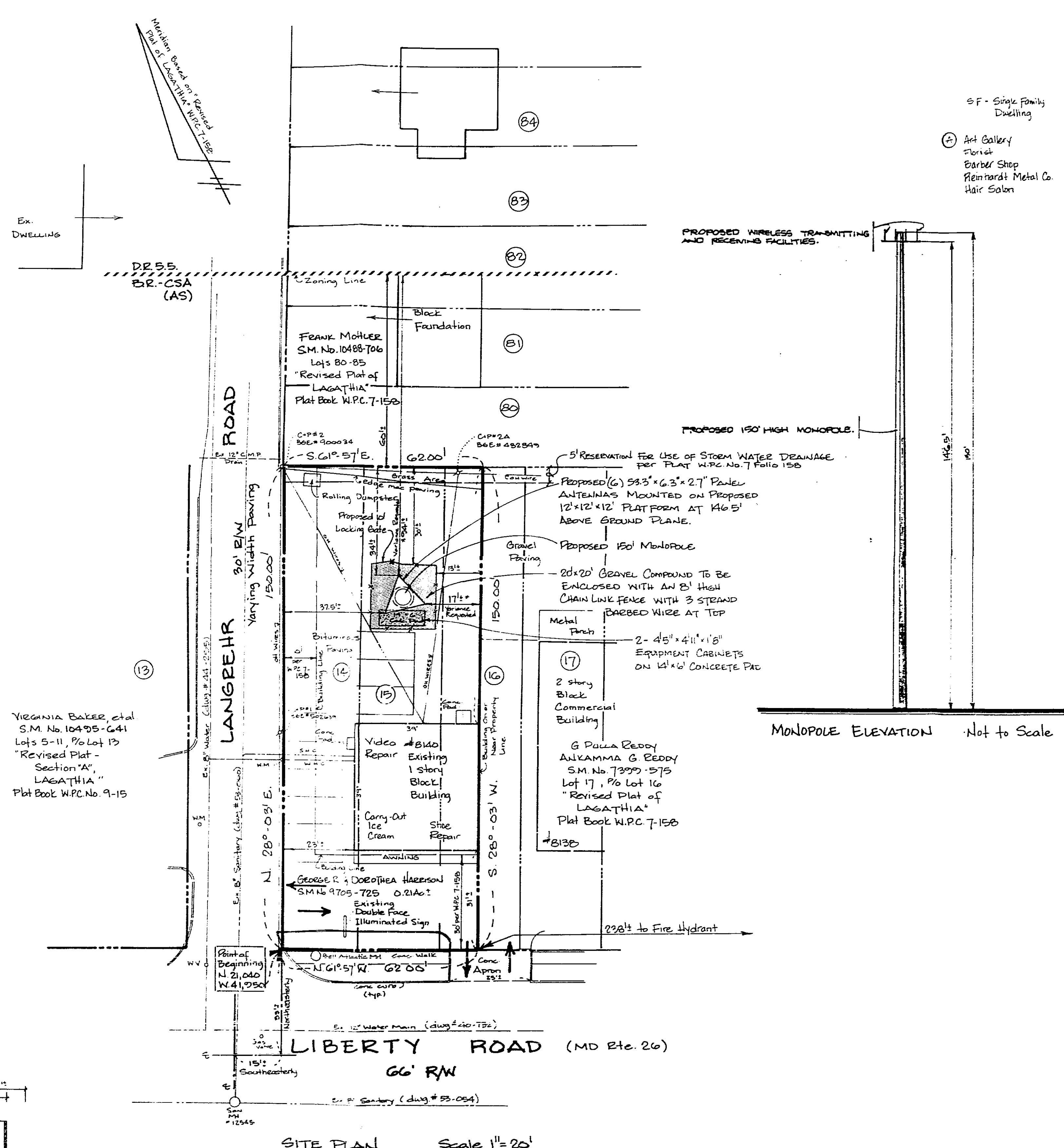
*Robert E. Morelock*  
Robert E. Morelock  
Project Manager

REM: bap

cc: Christine McSherry, Esq.  
Deborah Meaney, Esq.  
Margaret C. Ruggieri, Esq.

RECEIVED  
SEP 20 1995  
ZADM





- NOTES:
- Current owner and address:  
George R. Harrison  
Dorothea Harrison  
8140 Liberty Road  
Baltimore, Maryland 21244
  - Contract lessee/  
Applicant:  
American PCS, L.P.  
One Democracy Way  
6901 Rockledge Drive, Suite 600  
Bethesda, Maryland 20817
  - Site area:  
0.21 Ac.
  - Existing use:  
Commercial
  - Site Address:  
8140 Liberty Road  
Baltimore, Maryland 21244
  - Site data:  
Tax map 77, block 23, parcel 415  
Tax Account Nos.: 02-07-000580  
Deed references: Liber S.M. 9705 Folio 725  
Also known as Lots 14, 15 and part of 16  
"Revised Plat of LAGATHIA" W.P.C. 7-158  
Zoning: BR-CSA (Now BR-AS)  
Election District: 2  
Councilmanic District: 2
  - The proposed wireless transmitting and receiving facility will consist of a 150' monopole with 3 pairs of panel antennas and two equipment cabinets mounted on a 14' by 6' concrete pad within a 20' by 20' fenced compound.
  - No water or sanitary utilities are required for the facility.
  - The information and boundary location shown herein have been compiled from a site plan labeled "Site Plan of 8140 Liberty Road" and dated July 31, 1992 prepared by Leon A. Podolak and Associates, deeds and other sources believed to be reliable, however their accuracy is not guaranteed and is subject to revision.
  - Environmental protection agency standards and guidelines relating to radiation emissions shall be met at all times.
  - No additional site or antenna lights are proposed.
  - There are no signs proposed for this facility.
  - Floor area ratio: 0.16  
Maximum permitted Floor Area Ratio: 2.0
  - Amenity open space: N/A
  - Parking Required: Retail 5 per 1000 sq. ft.  
1521 1000 = 1.52 x 5 = 7.6  
8 spaces  
Parking provided: 8 spaces  
Parking Required for Proposed Tower: 0 spaces  
The proposed site improvements do not block or affect any existing parking spaces or aisle ways.
  - This site was the subject of the following permits: 244-64 Addition
  - Zoning History:  
This site was the subject of Zoning Case Number 5769-V which requested a variance to permit a setback on the southeast side of Lot "A" of 0 feet in lieu of the required 30 feet; a setback on the northwest side of Lot "A" of 25 feet from the centerline of the street in lieu of the required 50 feet; a side setback of 0 feet on the southeast side of Lot "B" in lieu of the required 30 feet; and a side yard on the northwest side of Lot "B" of 13 feet 5 3/4 inches in lieu of the required 30 feet. On February 7, 1993, the Zoning Commissioner granted the requests.

Attorney: Christine K. McSherry  
Whitford, Taylor, & Preston  
500 Court Towers  
210 West Pennsylvania Avenue  
Towson, MD 21204-4515  
(410) 332-2000

Requested Zoning Action:  
Variance from BCZR § 238.2 to permit a side yard setback of 17 feet in lieu of the required 30 feet.

Variance from BCZR § 426.1.B to permit a wireless transmitting and receiving structure within 54 feet of a residential zone in lieu of the required 300 feet.

96-85-A

**DMW**  
Diagh McNamee Walker, Inc.  
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals  
200 E. Pennsylvania Avenue  
Towson, Maryland 21206  
(410) 294-3333  
Fax: 294-4705

**American Personal Communications**  
Site Plan to Accompany Petition for Variances  
ROCKDALE SITE BAN 090C  
2nd Election District  
Baltimore County, Maryland

No.	Description	Date
REVISIONS		
Proj. No.	96-161 56	
Date	8-21-95	
Scale	As Shown	
Last Rev.		

Sheet  
1 of 1